

West Lane, Scarborough

YO13 9AR

Guide Price £700,000

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DESCRIPTION

Hunters Exclusive are delighted to present this unique Grade II listed detached cottage, accompanied by a substantial converted barn, all set within approximately 1.18 acres of beautiful grounds in the sought-after village of Snainton. Bursting with character, charm and potential, this exceptional property offers a rare opportunity to acquire a countryside home with versatile additional accommodation.

The main residence is a charming three-bedroom cottage, retaining an abundance of traditional features, including exposed timber beams, low ceilings and characterful interiors. The ground floor comprises a spacious living room, separate snug, fitted kitchen, downstairs office/bedroom, conservatory and bathroom. Upstairs, three generously proportioned bedrooms and an additional bathroom provide comfortable accommodation, with excellent scope for a purchaser to introduce their own style whilst preserving the property's original charm.

Complementing the main residence is a substantial detached barn, offering versatile accommodation arranged over two floors. The ground floor comprises a spacious living room, fitted kitchen, bathroom and bedroom, whilst the first floor provides a further bedroom and mezzanine area. This characterful building presents exciting possibilities for multi-generational living, guest accommodation or alternative uses, subject to the necessary consents.

Externally, the property truly comes into its own. Occupying approximately 1.18 acres, the extensive gardens and grounds offer exceptional outdoor space, with endless possibilities for landscaping, gardening and entertaining. Further benefits include a car port and additional outbuildings, providing valuable storage and practical space.

With two substantial buildings, extensive grounds and enormous potential throughout, this is a truly special property offering an exciting opportunity for its next owners.
















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Ground Floor Building 1

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Approximate total area(1)

1524 ft²

141.6 m²

Reduced headroom

56 ft²

5.2 m²

(1) Excluding balconies and terrace

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustratio only.

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S
E W
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Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1399 ft²

129.9 m²

Reduced headroom

135 ft²

12.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 2

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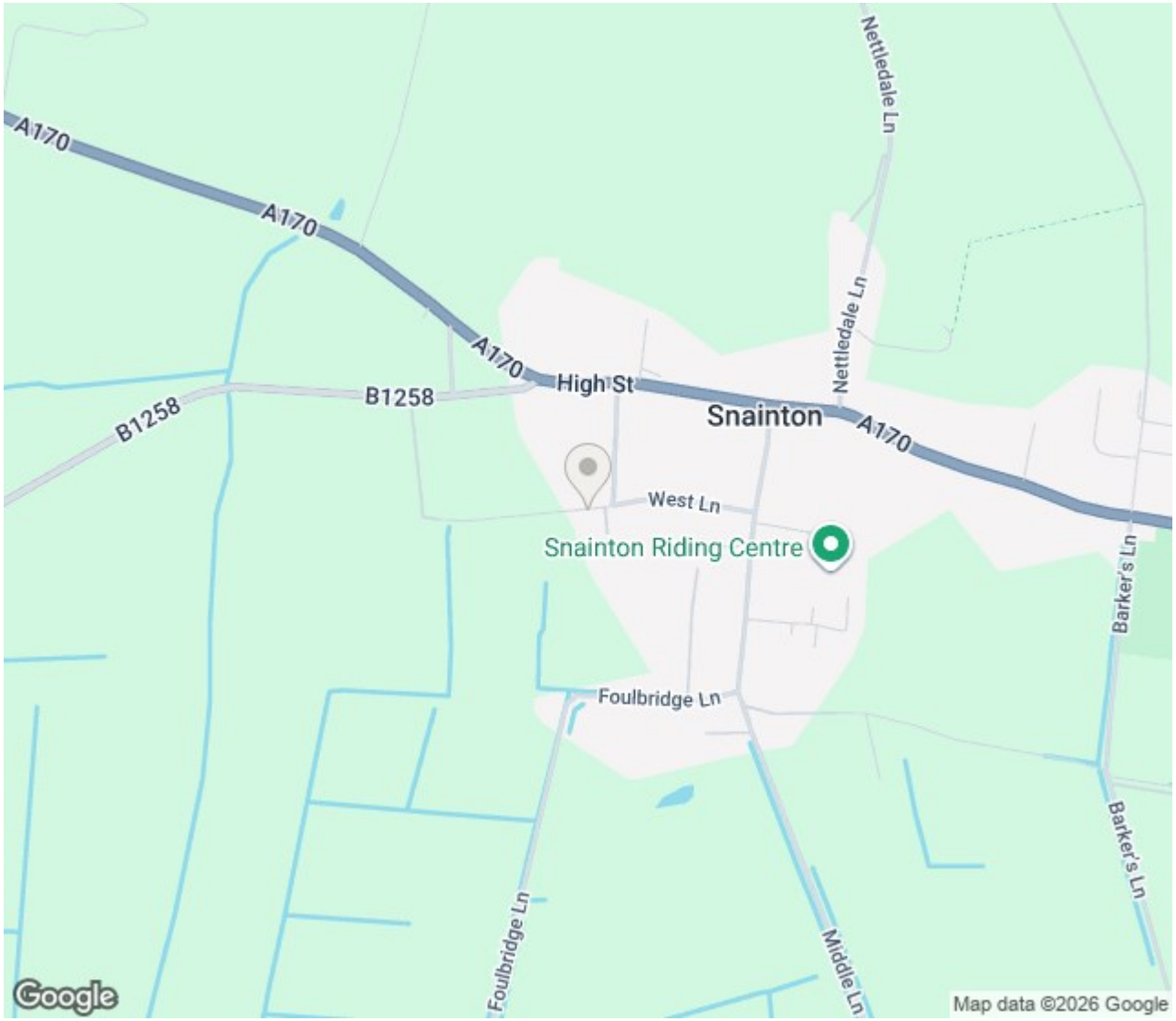




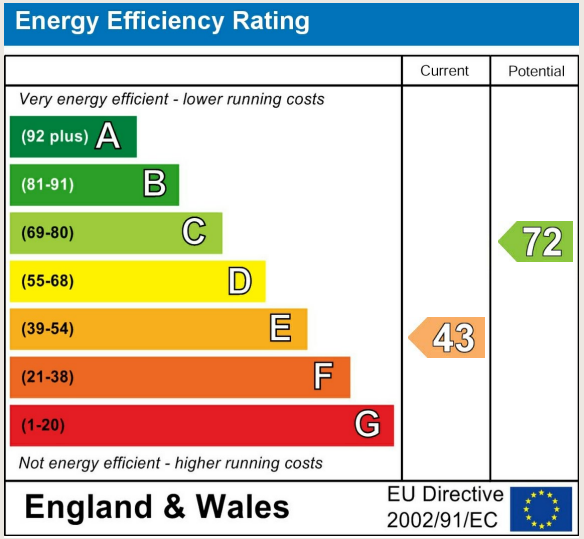




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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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